

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

22. STREET NAME CHANGE

Public Hearing and Consideration of adding the subtitle "Parker-Gray Way" on the Wythe Street street signs from Fairfax Street to West Street. Staff: Department of Planning and Community Development.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the recommendation of the Planning Commission, approved the proposed street name change and referred to the City Attorney to prepare an ordinance.

Council Action:

23. REZONING #93-001

Public Hearing and Consideration of a technical correction to the zoning map changing the zone classification of the properties located at 442 North Henry Street, 1108 and 1112 Oronoco Street from CL/Commercial Low Zone to CSL/Commercial Service Low Zone. The subject properties contain approximately 12,796 square feet of land area. Applicant: City of Alexandria, Virginia, Department of Planning and Community Development, Special Projects Division.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the recommendation of the Planning Commission and approved the subject rezoning and referred to the City Attorney to prepare an ordinance.

Council Action:

24. SUP #2669

Public Hearing and Consideration of a request for a Special Use Permit to provide required off-street parking within 300 feet of the church site located at 600 North Columbus Street; zoned CL, Commercial Low. Applicant: New Pentecostal Church, Inc., by Michael J. Weiser, attorney.

COMMISSION ACTION: Recommend Approval 7-0

City Council approved the recommendation of the Planning Commission and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations and added Condition #2.

Council Action:

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

Planning Commission (continued)

25. MPA-92-10

Public Hearing and Consideration of an amendment to the Old Town North Small Area Plan chapter of the 1992 Master Plan to increase the F.A.R. allowed without a special use permit under the CDX land use designation for small parcels in a retail focus area when structured parking is provided. Applicant: Kyriacos Euripides, by Harry P. Hart, Attorney.

COMMISSION ACTION: Approved, and referred back to staff a text amendment for the CDX provisions of the zoning ordinance consistent with the approved change. 4-0

City Council approved the recommendation of the Planning Commission and approved the staff-recommended change to the Old Town North small area plan text and referred back to staff for the preparation of a text amendment for the CDX provisions of the Zoning Ordinance consistent with the change and referred to the City Attorney for preparation of an ordinance.

Council Action:

26. MPA-92-14

Public Hearing and Consideration of an amendment to the King Street/Eisenhower Avenue Small Area Plan chapter of the 1992 Master Plan to increase heights allowed within the Cameron Center CDD district from 200 feet with a maximum average of 150 feet up to 225 feet with a variety of building heights. Applicant: Alexandria Research Center Limited Partnership, by Harry P. Hart, Attorney.

COMMISSION ACTION: Approved the change with amended language to read "that building height with a Special Use Permit shall not exceed 200 feet with a variety of building heights or, if the use is predominately residential, 225 feet with a variety of building heights. 4-0

City Council approved the recommendation of the Planning Commission and approved the staff-recommended change to the King Street-Eisenhower Avenue small area plan with amended language and referred to the City Attorney for preparation of an ordinance.

Council Action:

Docket Item 3
Planning Commission
Tuesday, March 16, 1993
7:30 p.m., City Hall

OLD TOWN NORTH SMALL AREA PLAN

ISSUE: Consideration of an application for amendment to the Old Town North section of the 1992 Master Plan. One application for amendment in this area was received by the Planning Department:

MPA-92-10: An application to amend the Old Town North Small Area Plan chapter of the 1992 Master Plan to increase the F.A.R. allowed without a special use permit under the CDX land use designation for small parcels in a retail focus area where the land consists of 12,000 square feet or less and when first-floor retail and structured parking is provided. Applicant: Myriacos Euripides, by Harry P. Hart, Attorney.

STAFF RECOMMENDATION: Although Staff does not recommend the proposed amendment to the Master Plan, Staff does not have strong objections to the change. If the Planning Commission wishes to approve the change, staff recommends the following actions:

1. Approve the following change to the text describing CDX, page 45, of the Old Town North Small Area Plan (bold underline indicates new language):

Without a special use permit, a commercial development of up to 1.5 F.A.R. or a residential development of up to 35 du/ac may be built. Sites under common ownership of 12,000 square feet or less in a retail focus area where underground parking is provided in accordance with the guidelines in this plan may be built to a F.A.R. of 2.5 without a special use permit. With a special use permit, a commercial or mixed use development of up to 2.5 F.A.R. or a residential development of up to 100 du/ac may be built.

2. Refer back to staff the preparation of a text amendment for the CDX provisions of the Zoning Ordinance consistent with the above change.

PLANNING COMMISSION ACTION MARCH 16, 1993 Motion by Mr. Komoroske seconded by Mr. Leibach to approve the staff-recommended change to the Old Town North small area plan text, to approve a resolution consistent with the amended language, and to refer back to staff the preparation of a text amendment for the CDX provisions of the Zoning Ordinance consistent with the change, passed 4-0 by a recorded roll call vote, Mr. Komoroske, Mr. Leibach, Mr. Wagner, and Mr. Hurd voting in favor. Mr. Ragland, Ms. Fossum and Ms. Burke were absent.

Reason: The Planning Commission agreed with the applicant and the neighborhood.

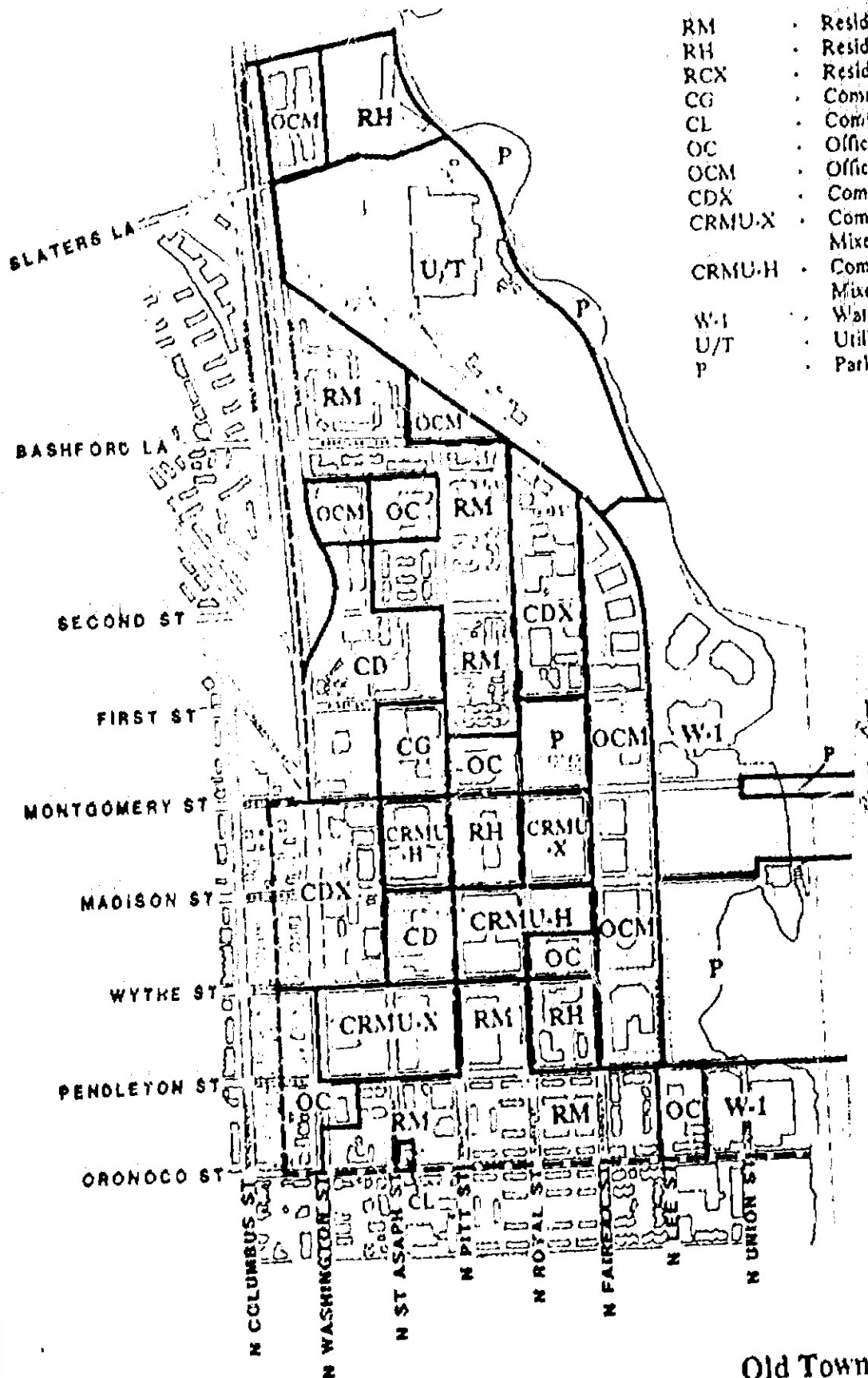
Speakers:

Harry P. Hart spoke for the applicant.
Lee Quill, OTNCTF, supported the amendment.
Marian Clark, Alexandria House, supported the amendment.

CITY COUNCIL ACTION ALTERNATIVES: City Council may approve, approve with modifications, or deny the amendment by a simple majority vote. If Council approves an amendment to the Master Plan, it should be referred to the City Attorney for preparation of an ordinance.

3-20-93
Council Approved.
- TA &
- Ordinance

LAND USE MAP: OLD TOWN NORTH PLAN



- RM • Residential Medium
- RH • Residential High
- RCX • Residential High Modified
- CG • Commercial General
- CL • Commercial Low
- OC • Office Commercial
- OCM • Office Commercial Medium
- CDX • Commercial Downtown Modified
- CRMU-X • Commercial Residential Mixed Use - Modified
- CRMU-H • Commercial Residential Mixed Use - High
- W-1 • Waterfront Commercial
- U/T • Utility or Transportation
- P • Parks and Open Space

Old Town North Area

DISCUSSION

The applicant is currently allowed under his CDX zoning to build 1.5 F.A.R. without a special use permit and 2.5 F.A.R. with a special use permit. The applicant is seeking a change in the CDX provisions to allow development on his property (728-734 N. St. Asaph St., Royal Restaurant, up to a 2.5 FAR without a special use permit. An amendment to the Old Town North Small Area Plan is necessary before changing the zoning regulations because the CDX zone requirements are specified in the text of the Old Town North small area plan.

With the proposed amendment, parcels meeting the following conditions would be allowed up to a 2.5 F.A.R. without a special use permit:

1. The site cannot be larger than 12,000 sf.
2. The land must be within the retail focus area (which means that the development must provide first floor retail or personal service uses as outlined in the small area plan).
4. The development must provide structured parking as outlined in the small area plan.

This amendment would increase development from 1.5 F.A.R. to 2.5 F.A.R. without a special use permit for six sites (comprised of 11 lots) in the Old Town North Area. The affected parcels are shown on the Retail Focus Areas map on the next page.

Recommendation

Staff is not convinced that the proposed change to the Master Plan and the CDX zone are necessary; however, staff does not have a strong objection to the change because the effect is limited to very few, very small, parcels. There will be a minimal effect on the area from allowing additional density on these sites without a special use permit. The provision of first-floor retail focus uses and underground parking are two issues of primary concern to residents of the Old Town North area, but a special use permit is not necessary to ensure that development addresses these two issues; the sites' location within the retail focus area will ensure that first-floor retail focus uses are provided, and the proposed language of the amendment ensures that underground parking will be provided.

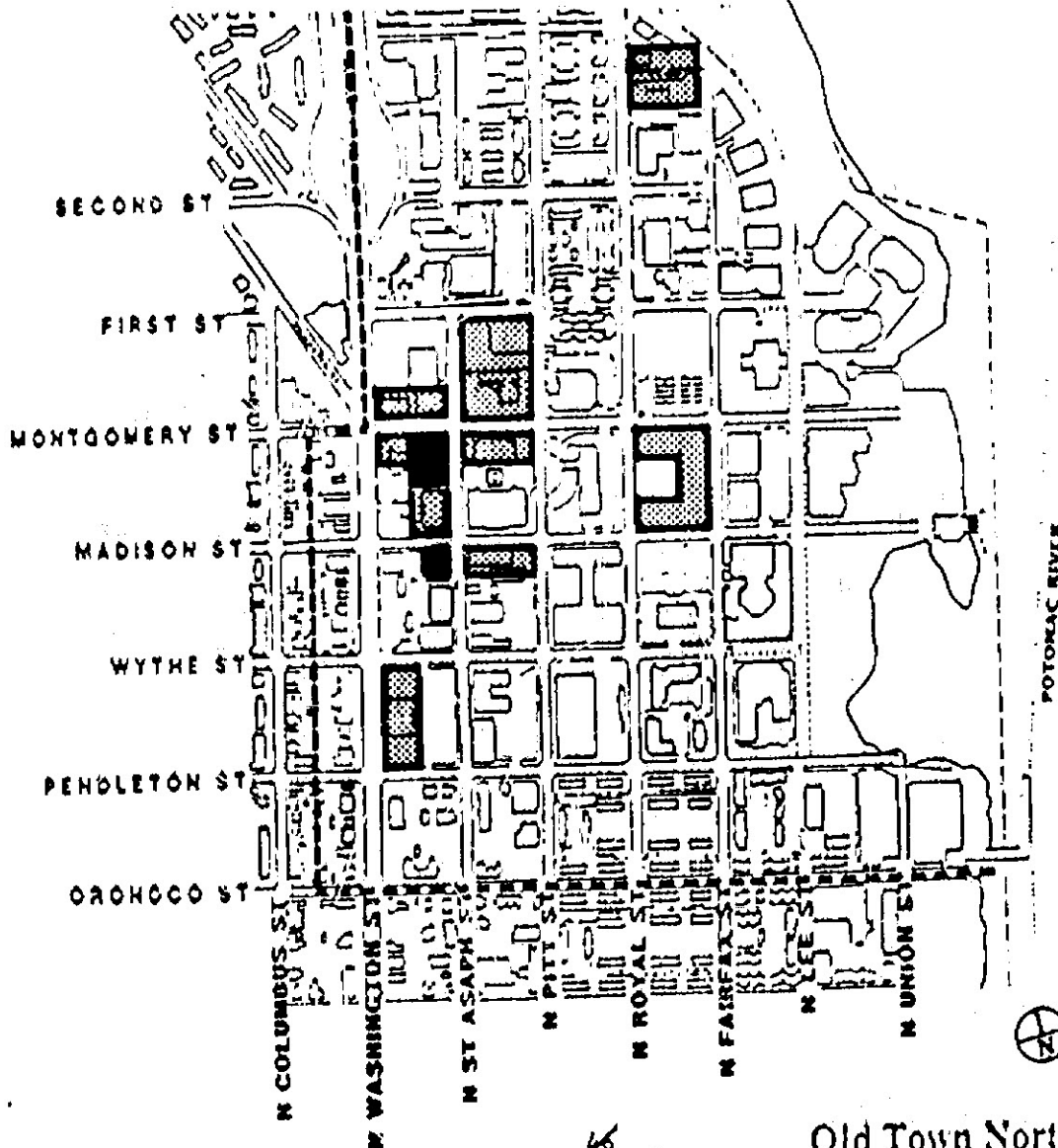
Since little is to be gained by requiring the special use permit for additional density for small sites in this area and removing the special use permit requirement for additional density on small sites may provide some additional incentive for redevelopment, staff does not raise a strong objection to approval of the amendment as shown on page one of this report.

Retail Focus Areas

Parcels Affected By Proposed Amendment

RFA (retail focus Areas)

	Owner	Parcel Address and Sq. Ft.
1.	Panagiotis	612 Montgomery St. (2,692 sq ft)
2.	Brewer	610 Montgomery St. (1,548 sq ft)
3.	Italian Villa	606 Montgomery St. (2,350 sq ft)
		608 Montgomery St. (2,340 sq ft)
4.	Cannon	604 Montgomery St. (1,886 sq ft)
5.	Asner	600 Montgomery St. (3,634 sq ft)
		814 N. St. Asaph St. (2,482 sq ft)
		816 N. St. Asaph St. (5,404 sq ft)
6.	Euripides	728 N. St. Asaph St. (1,710 sq ft)
		730 N. St. Asaph St. (1,710 sq ft)
		734 N. St. Asaph St. (3,922 sq ft)



Old Town North Area

Community Meeting

Staff held a community meeting to discuss this and other amendments to the Master Plan. No one spoke in opposition to this amendment, and the Old Town North Community Task Force expressed its support for the applicant's proposal.

STAFF: Sheldon Lynn, Director, Planning and Community Development; Larry Grossman, Chief of Comprehensive Planning.

Attachments: 1) Resolution
2) Master Plan Amendment application.

RESOLUTION NO. MP-93-7

WHEREAS, under the Provisions of Section 11-900 and Section 11-1504 of the City of Alexandria Zoning Ordinance, the Planning Commission may adopt amendments to the Master Plan of the City and submit to the City Council such revisions in said plans as changing conditions may make necessary; and

WHEREAS, an application for amendment to the OLD TOWN NORTH SMALL AREA PLAN section of the 1992 Master Plan was filed with the Department of Planning and Community Development in December 1992 for changes in the land use designations in the vicinity of the 700 block of North S. Asaph Street, and

WHEREAS, the Department of Planning and Community Development met with residents and property owners in the OLD TOWN NORTH AREA on January 28, 1993 to discuss the proposed revision; and

WHEREAS, the Department of Planning and Community Development has analyzed the proposed revision and presented its recommendations to the Planning Commission; and

WHEREAS, a duly advertised public hearing on the proposed amendment was held on March 16, 1993 with all public testimony and written comment considered; and

WHEREAS, the Commission finds that:

1. The proposed amendment is necessary and desirable to guide and accomplish the coordinated, adjusted and harmonious development of the OLD TOWN NORTH section of the City; and
2. The proposed amendment is generally consistent with the overall goals and objectives of the 1992 Master Plan and with the specific goals and objectives set forth in the OLD TOWN NORTH section of the 1992 Master Plan; and
3. The proposed amendment is generally consistent with the Commission's long range recommendations for the general development of the OLD TOWN NORTH; and
4. Based on the foregoing findings and all other facts and circumstances of which the Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the OLD TOWN NORTH section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Alexandria that:

1. The amendment to the OLD TOWN NORTH SMALL AREA PLAN, as summarized below, and as comprised of the maps, charts and descriptive matter attached hereto and incorporated by reference, is hereby adopted in its entirety as an amendment to the 1992 Consolidated Master Plan of the City of Alexandria, Virginia.

Change the text of the Old Town North Plan describing the CDX provisions (pg. 46) to:

Without a special use permit, a commercial development of up to 1.5 F.A.R. or a residential development of up to 35 du/ac may be built. Sites under common ownership of 12,000 square feet or less in a retail focus area where underground parking is provided in accordance with the guidelines in this plan may be built to a F.A.R. of 2.5 without a special use permit. With a special use permit, a commercial or mixed use development of up to 2.5 F.A.R. or a residential development of up to 100 du/ac may be built.

2. This resolution shall be signed by the Chairman of the Commission and attested by its secretary, and a true copy of this resolution and attachments forwarded and certified to the City Council.

ADOPTED THE 16th DAY OF MARCH, 1993.

ATTEST:

Sheldon Lynn, Secretary

Chairman

A	TYPE OF APPLICATION: (Check One)		
	<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Zoning Map	<input type="checkbox"/> Master Plan and Zoning Map

B	APPLICANT		
	Name Kyriacos Euripides (By Hart & Galley)		Telephone 836-5757
	Address 307 North Washington Street		
	INTEREST IN PROPERTY (Check One)	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Developer	<input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee <input type="checkbox"/> Other (specify) _____
	<p>If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ? If yes, provide proof of current City business license. If no, said agent shall be required to obtain a business license prior to filing application.</p> <p style="text-align: right;">#92-1100</p>		

C	PROPERTY OWNERSHIP (Check One)		<input checked="" type="checkbox"/> Individual Owner
			<input type="checkbox"/> Corporation or Partnership Owner
	Identify each person or individual with ownership interest, or, if Corporation or Partnership Owner, each person with more than 10% interest in such Corporation or Partnership		
	1	Name Kyriacos Euripides Address 734 N. St. Asaph St., Alex. 22314	Extent of Interest
	2	Name Address	Extent of Interest
3	Name Address	Extent of Interest	
CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET _____			

APPLICATION FOR MASTER PLAN AMENDMENT AND/OR ZONING MAP AMENDMENT

MPA #
ZMA #

D PROPERTY INFORMATION

Provide the following information for each property for which an amendment is being requested.

	Address and Tax Map-Block-Lot No.	Use		Master Plan Designation		Zoning Designation		Street Front- age (Feet)	Land Area (Acres)
		Existing	Proposed	Existing	Proposed	Existing	Proposed		
1	54.04-2-3 734 N. St. Asaph	Restau rant	CDX			CDX	CDX	90' & 43.7	.09
2	54.04-2-4 730 N. St. Asaph	vacant	CDX			CDX	CDX	19'	.03
3	54.04-2-5 728 N. Asaph	Vacant	CDX			CDX	CDX	19'	.03
4	54.04-2-6 724 N. St. Asaph	Vacant	CDX			CDX	CDX	38'	.07
5									
6									
7									
8									
9									
10									

CHECK HERE IF CONTINUED ON SEPARATE ATTACHED SHEET _____

APPLICATION FOR MASTER PLAN AMENDMENT
AND/OR ZONING MAP AMENDMENT

MPA #
ZMA #

E JUSTIFICATION FOR AMENDMENT

- 1 Explain how and why the proposed amendment(s) is necessary, desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies.

The request is to change the text of page 0824 of the Master Plan (Old Town North), 2.b CD-X to allow 1.5 f.a.r. or up to 2.5 F.A.R. where the land consists of 12,000 square feet or less in a retail focus area and where retail and underground parking are provided in accord with the Master Plan. Such allowance would still be in keeping with the mass and scale of the surrounding neighborhood and would encourage retail growth in the retail focus area, as desired by the Master Plan. Clearly, on such small properties, such allowance would have minimal adverse impact.

See attached memorandum.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET _____

- 2 Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools.

Current facilities are adequate.

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET _____

APPLICATION FOR MASTER PLAN AMENDMENT
AND/OR ZONING MAP AMENDMENT

MPA #
ZMA #

E

JUSTIFICATION FOR AMENDMENT (CONTINUED)

3 If this application is for conditional zoning approval pursuant to section 11-804 of the zoning code, identify all preferred conditions that are to be considered part of this application (See zoning code section 11-804 for restrictions on conditional zoning).

CHECK HERE IF STATEMENT CONTINUES ON SEPARATE ATTACHED SHEET _____

I certify that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grant permission to the City of Alexandria, Virginia, to post placard(s) notice on the property(ies) which is the subject of this application.

Name of Owner or Authorized Agent (print or type)

Harry P. Hart and/or Cynthia D. Colley

Telephone

703-836-5757

Address 307 North Washington Street, Alexandria, VA 22314

Signature

Harry P. Hart

Date

8/17/92

FOR CITY STAFF USE ONLY

Date Application Received: 12-1-92

Fee Paid: \$

Referral

Date Application Complete: 12-2-92

Staff Reviewer:

KAS

Date Planning Commission Public Hearing:

Action

Date City Council Public Hearing:

Action

Date Ordinance Adopted:

Number

RESOLUTION NO. MP-93-7

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4. Based on the foregoing findings and all other facts and circumstances of which the Commission may properly take notice in making and adopting a master plan for the City of Alexandria, adoption of the amendment to the OLD TOWN NORTH section of the 1992 Master Plan will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the residents of the City;

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ADOPTED THE 16th DAY OF MARCH, 1993.

ATTEST:


Sheldon Lynn, Secretary


Chairman